

Memo

To: George Purefoy, City Manager
From: Donnie Mayfield
Date: 12/15/2000
Re: Home Builders/ Staff Meetings, Tuesday, December 12, 2000

This meeting was called at the request of Mr. Paul Carduro, Director of Government Relations for the Home Builders Association of Dallas. There were a total of seventy-two people present. They represented a total of thirty-seven builders and three people representing manufacturers or distributors.

Discussion centered on the list of complaints presented in Mr. Carduro's letter and e-mail of November 7, 2000. The biggest concern for the builders was meeting the Energy Code. The 1998 International Energy Code as adopted is slanted more toward saving energy for heating purposes rather than cooling. According to the builders, this makes designing a house with normal window area much more expensive. If an exterior wall has an abundance of glass, the glass will have to have a lower u-value which, according to the builders, drives up the price of the windows. The builders stated that their homeowner/customer would not pay the extra cost to get an up-graded window. There was also some discussion about the length of time necessary to re-coup the cost of the up-graded window in energy savings.

The new 2000 International Energy Code has a simplified means of determining The Building Envelope Thermal Component Criteria, which would resolve this issue. This criteria would cover all residential exterior envelopes and set a standard for every house constructed. I have included Table 602.1 with this memo. The NTCOG will start meeting in January to adopt Regional amendments to the 2000 code. I recommend that the council allow staff to use Table 602.1 in the 2000 code for interpretations until we can adopt the 2000 Code with NTCOG Regional amendments when published.

The other major complaint was the masonry requirements. This was addressed in the Ordinance presented to Council for consideration. I would ask that you and the Council discuss the window problem at the next Council meeting and provide me with some guidance as to how you and they want to proceed.

Attachment 1